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The People of Boston and their Neighborhoods.

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June 1974

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THE PEOPLE OF BOSTON AND THEIR NEIGHBORHOODS

For BOSTON'S LONG-RANGE PLAN, a series of quantitative analyses, projections, and targets for population, income and housing, for the City as a whole, and by neighborhoods, has been prepared. See Tables I through V.

The analyses of trends, patterns, prospects and potential, and the formulation of strategies, goals and programs, to which they relate, will be amply presented in a planning report now in preparation. This interim statement summarizes the nature of the projections and the targets.

The future of the population of the City and their neighborhoods is intimately related to national and local social, economic, and demographic trends and prospects, and their differential impact on Boston's neighborhoods.

Revival of the City's economy has been underway for some ten years now with growth in jobs, production and investment, responding to a newly expanding role of Boston's broad based services activity economy, reflecting national patterns, and prospects for substantial growth over the next decade are outstanding.

The revitalization of the City as a place to live is of more recent vintage, dating from the large scale improvement of community facilities and urban amenities, beginning in the late 1960's, and new population growth since 1970, reversing two decades of decline. Associated with these trends are the expanding opportunities for jobs, the rise in income levels, the increase in educational attainment, and the improvement in occupational skills. A key social and demographic factor is the concentration of national and local population growth, in the 1970's, in the 25 to 34 year age group, with their preference for city living.

Happily for Boston, for the first time in two decades, the City is now experiencing population pressures, and these are expected to continue over the next decade, as a consequence of the social, economic and demographic factors alluded to. The pressures are welcome, because they are an index of the process of revitalization underway, along with the notable rise in residential property values.

At the same time, emerging City policy will encourage but constrain growth, in deference to neighborhood preferences for conservation, stabilization and cohesion.

This policy is being enforced through the City's powers of zoning, code enforcement, and planning. As a consequence, the population growth anticipated by 1985, in comparison with 1970, may be limited to 50,000 people.

Growth will be concentrated in the 25 to 34 year old age group, reflecting the influx of young adults, with better levels of income. The growth of "unrelated individuals" which proceeded in the 1960s while the City was losing families, will dominate the population rise anticipated, but the reversal of the outflow of families is also foreseen. The college age population is not expected to grow much further. The lesser growth in the "under 19" age group anticipated reflects both national and local trends.

Important changes in social structure are projected, with growth in income, reduction in poverty, and an influx of middle and upper income households, resulting in a narrowing of the gap in income levels between the City and the metropolitan area. The number of families with incomes of $15,000 and over, (measured in dollars of constant value at 1970 prices) is expected to double by 1985, in comparison with 1970.

With population growth and the rise in income, the demand for new housing will expand. New construction to meet this demand, already evidenced by developers' plans, will be supplemented by modest programs for housing for the elderly and for other low and moderate income families, - all within the constraints of city policy limiting population growth. Targets for new construction of 45,000 dwelling units by 1985, in comparison with 1970, have been established, and reflect anticipated demolitions of 18,000 dwelling units, for a net increase of 27,000.

Neighborhood Patterns

Growth will be concentrated in the neighborhoods of "young singles, young marrieds and the elderly", reflecting the role and preferences of the influx of young adults, availability of construction sites, and intensity of developer interest and plans. City policy will foster and channel development here, with due respect for conservation districts.

A modest population increase is foreseen for the older neighborhoods, the inner suburbs, and the suburban type neighborhoods, reflecting both the process of revitalization

underway and anticipated, and the city policy of constraining growth in deference to neighborhood preferences for stability and cohesion, and the limited availability of construction sites.

For the inner city neighborhoods, a continued, though much reduced, rate of population loss is projected, in view of the anticipated demolition of obsolescent housing, and the limited possibilities for substantial new construction. Here, city policy will focus on stabilization, rehabilitation, and people services.

The tools for implementing the strategy outlined above include the City's public facilities program, the urban renewal program, code enforcement, zoning, housing fix-up loan insurance, tax incentives for fix-up, state and federal housing programs, job development, the role of the Little City Halls and the Mayor's Office of Public Services, advocate planning, and planning for the City as a whole.

POPULATION CHARACTERISTICS FOR CITY OF BOSTON, BY TYPE OF NEIGHBORHOOD
1960 AND 1970 ACTUAL, 1985 PROJECTED

Type of Neighborhood	Total Population			Population in Families			Population of Unrelated Individuals			Population in Group Quarters		
	1960	1970	1985	1960	1970	1985	1960	1970	1985	1960	1970	1985
Older Neighborhoods	196,446	177,263	179,708	180,484	157,359	153,542	13,098	16,619	23,328	2,864	3,241	2,838
East Boston	43,809	38,873	39,000	41,562	35,332	34,320	1,878	3,060	4,204	369	475	476
Charlestown	20,147	15,353	18,000	15,101	13,356	14,679	4,603	1,596	3,261	443	397	60
South Boston	43,959	38,488	40,490	40,470	32,663	32,797	3,105	4,954	6,794	384	854	899
North End	11,841	10,134	10,100	10,714	8,620	8,282	966	1,387	1,720	161	121	98
South Dorchester	76,690	74,415	72,118	72,637	67,388	63,464	2,546	5,622	7,349	1,507	1,394	1,305
Young Singles, Young Marrieds, Elderly	130,949	133,360	169,776	89,033	61,226	72,940	27,121	49,319	72,785	14,795	22,780	24,051
Back Bay-Beacon Hill	24,939	27,538	33,284	12,302	8,098	10,315	8,580	14,932	18,469	4,057	4,501	4,500
Fenway-Kenmore	32,963	32,965	45,325	16,597	7,287	11,879	9,296	12,930	20,708	7,070	12,738	12,738
Allston-Brighton	64,207	63,657	68,657	55,648	42,084	40,336	6,087	17,108	23,508	2,472	4,461	4,813
Remaining Central	8,840	9,200	22,510	4,486	3,757	10,410	3,158	4,349	10,100	1,196	1,080	2,000
Inner City Neighborhoods	128,779	93,775	89,516	107,656	74,559	67,603	17,127	14,248	17,194	3,996	4,946	4,719
South End	35,002	22,680	25,000	22,285	13,728	14,700	11,097	6,398	7,800	1,620	2,537	2,500
Washington Park-Model Cities	93,777	71,095	64,516	85,371	60,831	52,903	6,030	7,850	9,394	2,376	2,409	2,219
Inner Suburb	132,714	125,881	133,500	120,921	107,474	110,395	6,779	14,033	18,669	5,014	4,336	4,436
Jamaica Plain-Parker Hill	53,568	47,767	54,000	46,521	37,040	40,500	3,130	7,539	10,179	3,917	3,169	3,321
North Dorchester	34,856	32,665	34,000	32,004	29,270	29,400	2,368	2,880	4,100	484	506	500
Mattapan	44,290	45,449	45,500	42,396	41,164	40,495	1,281	3,614	4,390	613	661	615
Suburban Type	99,918	109,524	117,500	92,749	99,599	102,678	2,696	7,027	12,362	4,473	2,888	2,460
Roslindale	38,825	39,558	40,000	33,874	35,063	35,588	1,076	2,689	2,920	3,875	1,796	1,492
West Roxbury	28,098	34,989	39,000	26,907	31,979	33,980	825	2,258	4,426	366	752	594
Hyde Park	32,995	34,977	38,500	31,968	32,557	33,110	795	2,080	5,016	232	340	374
Neighborhood Totals	688,806	639,803+	690,000	590,843	500,217	507,158	66,821	101,246	144,338	31,142	38,191	38,504
City Totals *	698,081	641,071+	690,000	590,907	500,307	507,158	66,822	101,269	144,338	40,352	39,346	38,504

* City Totals include Harbor Islands and Crews of Vessels.

+ The 1970 Total population exceed the sum of the population of groups by 149 , representing the difference in Census Bureau city-wide and neighborhood counts.

Source: U.S. Bureau of the Census, Census of Population and Housing, 1960.
U.S. Bureau of the Census, Census of Population, First Count Summary Tape, 1970.
Boston Redevelopment Authority, Research Department, Target Projections, June 1974.

CHARACTERISTICS OF POPULATION IN FAMILIES FOR CITY OF BOSTON AND NEIGHBORHOODS, BY TYPE, 1960 AND 1970 ACTUAL, 1985 PROJECTED

Neighborhoods by Type	Population in Families			Number of Families			Persons Per Family		
	1960	1970	1985	1960	1970	1985	1960	1970	1985
Older	180,484	157,359	153,542	49,211	43,205	44,118	3.7	3.6	3.5
East Boston	41,562	35,332	34,320	11,561	10,098	10,094	3.6	3.5	3.4
Charlestown	15,101	13,356	14,679	4,521	3,517	4,077	3.3	3.8	3.6
South Boston	40,470	32,663	32,797	10,652	9,115	9,646	3.8	3.6	3.4
North End	10,714	8,620	8,282	3,174	2,604	2,672	3.4	3.3	3.1
South Dorchester	72,637	67,388	63,464	19,303	17,871	17,269	3.9	3.8	3.6
Young Singles, Marrieds & Elderly	89,033	61,226	72,940	27,553	21,395	26,727	3.2	2.9	2.7
Back Bay-Beacon Hill	12,302	8,098	10,315	4,239	3,639	4,485	2.9	2.2	2.3
Fenway-Kenmore	16,597	7,287	11,879	5,210	3,286	5,439	3.2	2.2	2.2
Allston-Brighton	55,648	42,084	40,336	16,796	13,389	13,445	3.3	3.1	3.0
Remaining Central	4,486	3,757	10,410	1,308	1,081	3,358	3.4	3.5	3.1
Inner City	107,656	74,559	67,603	29,709	20,310	18,838	3.6	3.7	3.6
South End	22,285	13,728	14,700	6,805	3,952	4,143	3.3	3.5	3.5
Washington Park-Model Cities	85,371	60,831	52,903	22,904	16,358	14,695	3.7	3.7	3.6
Inner Suburb	120,921	107,474	110,395	33,072	29,424	31,965	3.7	3.7	3.5
Jamaica Plain-Parker Hill	46,521	37,040	40,500	12,663	10,380	12,273	3.7	3.6	3.3
North Dorchester	32,004	29,270	29,400	8,523	7,664	8,122	4.0	3.8	3.6
Mattapan	42,396	41,164	40,495	11,886	11,380	11,570	3.6	3.6	3.5
Suburban Type	92,749	99,599	102,678	24,652	27,672	30,516	3.8	3.6	3.4
Roslindale	33,874	35,063	35,588	9,388	9,850	10,784	3.6	3.6	3.3
West Roxbury	26,907	31,979	33,980	7,312	8,695	9,994	3.7	3.7	3.4
Hyde Park	31,968	32,557	33,110	7,952	9,127	9,738	4.0	3.6	3.4
City Totals	590,907*	500,307*	507,158	164,215*	142,019*	152,164	3.5	3.5	3.3

* City totals include crews of vessels and harbor islands - 1,268 persons.

Sources: See Table I.

Table III

TOTAL POPULATION BY AGE GROUPS AND BY TYPE OF NEIGHBORHOOD FOR CITY OF BOSTON
1960 AND 1970 ACTUAL, 1985 PROJECTIONS

	Total Population			Under 5			5 to 14			15 to 19		
Neighborhoods, By Type	1960	1970	1985	1960	1970	1985	1960	1970	1985	1960	1970	1985
Older Neighborhoods	196,446	177,263	179,708	20,743	15,216	15,104	33,830	32,716	30,751	14,627	15,417	16,149
East Boston	43,809	38,873	39,000	4,604	3,182	3,042	7,608	6,703	6,045	3,257	3,274	3,043
Charlestown	20,147	15,353	18,000	2,260	1,258	1,386	3,817	3,010	3,204	1,778	1,544	1,764
South Boston	43,959	38,488	40,490	4,975	3,129	3,320	8,173	7,105	6,640	3,247	3,346	3,928
North End	11,841	10,134	10,100	929	591	505	1,788	1,270	1,232	832	773	707
South Dorchester	76,690	74,415	72,118	7,975	7,056	6,851	12,444	14,628	13,630	5,513	6,480	6,707
Young Singles, Young Marrieds & Elderly	130,949	133,360	169,776	7,599	4,620	5,145	10,749	7,950	7,380	9,986	17,696	20,963
Back Bay - Beacon Hill	24,939	27,538	33,284	579	520	699	666	530	599	1,795	3,572	3,661
Fenway - Kenmore	32,963	32,965	45,325	1,090	573	906	1,402	559	680	4,142	8,394	10,515
Allston - Brighton	64,207	63,657	68,657	5,584	3,242	3,158	7,938	6,488	5,493	3,643	5,307	6,179
Remaining Central	8,840	9,200	22,510	346	285	382	743	373	608	406	423	608
Inner City Neighborhoods	128,779	93,775	89,516	13,978	9,905	9,721	20,855	18,859	16,580	8,124	7,719	7,958
South End	35,002	22,680	25,000	2,627	1,604	1,850	3,969	2,914	3,225	1,927	1,591	1,700
Washington Park - Model Cities	93,777	71,095	64,516	11,351	8,301	7,871	16,886	15,945	13,355	6,197	6,128	6,258
Inner Suburb	132,714	125,881	133,500	13,671	11,832	12,595	23,146	23,956	21,769	10,328	11,024	12,225
Jamaica Plain - Parker Hill	53,568	47,767	54,000	5,493	3,766	5,076	8,870	7,879	7,074	4,629	4,388	4,698
North Dorchester	34,856	32,665	34,000	4,148	3,274	3,060	6,658	6,993	6,460	2,510	2,983	3,978
Mattapan	44,290	45,449	45,500	4,030	4,792	4,459	7,618	9,084	8,235	3,189	3,653	3,549
Suburban Type	99,918	109,524	117,500	10,111	8,348	9,398	17,046	19,239	20,119	6,985	9,044	10,434
Roslindale	38,825	39,558	40,000	3,730	3,115	3,320	5,941	6,937	6,840	2,531	3,246	4,080
West Roxbury	28,098	34,989	39,000	2,483	2,490	2,613	4,624	5,640	5,694	2,073	2,761	3,081
Hyde Park	32,995	34,977	38,500	3,898	2,743	3,465	6,481	6,662	7,585	2,381	3,037	3,273
Neighborhood Totals	688,806	639,803	690,000	66,102	49,921	51,963	105,626	102,720	96,599	50,050	60,900	67,729
City Totals	698,081	641,071	690,000	66,110	49,922	51,963	105,702	102,759	96,599	51,989	61,060	67,729

Table III (Cont'd)

TOTAL POPULATION BY AGE GROUPS AND BY TYPE OF NEIGHBORHOOD FOR CITY OF BOSTON
1960 AND 1970 ACTUAL, 1985 PROJECTIONS

Neighborhood, By Type	20 to 24			25 to 44			45 to 64			65 And Over		
	1960	1970	1985	1960	1970	1985	1960	1970	1985	1960	1970	1985
Older Neighborhoods	12,641	14,294	14,299	49,628	37,824	41,186	42,457	39,087	37,603	22,520	22,664	24,616
East Boston	2,809	3,283	2,847	12,232	8,663	10,178	8,911	9,212	8,580	4,388	4,550	5,265
Charlestown	1,461	1,320	1,674	4,713	3,337	9,356	4,116	3,179	3,582	2,002	1,701	2,034
South Boston	2,766	2,968	3,159	10,787	7,542	7,855	8,940	8,925	9,272	5,071	5,456	6,316
North End	796	895	778	3,243	2,308	2,353	2,576	2,810	2,899	1,677	1,486	1,626
South Dorchester	4,809	5,828	5,841	18,653	15,974	16,444	17,914	14,961	13,270	9,382	9,471	9,375
Young Singles, Young Marrieds & Elderly	16,579	34,132	40,444	32,647	29,722	49,089	34,114	21,649	26,263	19,275	17,556	20,492
Back Bay-Beacon Hill	4,474	7,944	8,420	7,151	7,587	11,584	6,366	4,171	4,993	3,908	3,207	3,328
Fenway-Kenmore	5,472	11,396	15,682	7,455	5,141	8,929	8,264	3,546	4,533	5,138	3,346	4,080
Allston-Brighton	5,732	13,134	13,731	15,798	14,030	19,842	16,674	11,774	10,299	8,748	9,678	9,955
Remaining Central	901	1,658	2,611	2,243	2,964	8,734	2,720	2,158	6,438	1,481	1,325	3,129
Inner City Neighborhoods	8,390	8,145	7,257	32,922	22,495	24,143	28,541	16,810	15,769	15,969	9,821	8,088
South End	2,351	2,134	2,225	8,897	5,868	7,175	9,613	5,213	5,575	5,618	3,339	3,250
Washington Park-Model Cities	6,039	6,010	5,032	24,025	16,627	16,968	18,928	11,597	10,194	10,351	6,482	4,838
Inner Suburb	8,313	12,063	12,482	30,819	26,704	34,460	30,631	24,286	23,596	15,806	15,978	16,373
Jamaica Plain-Parker Hill	3,884	5,642	5,940	12,260	9,936	12,582	11,715	9,256	9,990	6,717	6,881	8,640
North Dorchester	2,126	2,609	2,856	8,505	6,759	8,228	7,180	6,230	5,780	3,729	3,826	3,638
Mattapan	2,303	3,812	3,686	10,054	10,009	13,650	11,736	8,818	7,826	5,360	5,271	4,095
Suburban Type Neighborhoods	5,301	8,325	9,983	24,656	23,041	24,356	24,131	26,099	25,880	11,688	15,418	17,330
Roslindale	2,281	3,010	3,240	9,575	8,319	7,920	9,693	8,868	8,480	5,074	6,053	6,120
West Roxbury	1,345	2,496	3,432	6,367	7,092	8,775	7,729	8,894	8,892	3,477	5,616	6,513
Hyde Park	1,675	2,819	3,311	8,714	7,630	7,661	6,709	8,337	8,508	3,137	3,749	4,697
Neighborhood Totals	51,224	76,959	84,465	170,672	139,786	173,234	159,874	127,932	129,111	85,258	81,437	86,899
City Totals	54,547	77,429	84,465	172,572	141,686	173,234	161,774	129,832	129,111	86,158	82,337	86,899

Table IV

DISTRIBUTION OF FAMILIES BY INCOME CLASS AND TYPE OF NEIGHBORHOOD FOR CITY OF BOSTON
1960 and 1970 ACTUAL 1985 TARGETS (DOLLARS OF CONSTANT VALUE AT 1970 PRICES)

Neighborhoods, by Type	Total Number of Families			Under $4,000			$4,000 - $6,999			$7,000 - $9,999		
	1960	1970	1985	1960	1970	1985	1960	1970	1985	1960	1970	1985
Older Neighborhoods	49,211	43,205	44,118	8,504	6,662	1,176	15,258	7,823	1,411	13,682	10,242	6,013
East Boston	11,561	10,098	10,094	2,250	1,630	323	4,028	1,959	394	3,142	2,605	1,575
Charlestown	4,521	3,517	4,077	1,068	599	139	1,376	645	155	1,109	880	644
South Boston	10,652	9,115	9,646	2,294	1,665	357	3,524	1,788	367	2,850	1,944	1,090
North End	3,174	2,604	2,672	846	491	75	1,115	504	107	751	742	342
South Dorchester	19,303	17,871	17,269	2,046	2,282	282	5,215	2,927	388	5,830	4,071	2,362
Young Singles, Young Marrieds, & Elderly	27,553	21,395	26,727	4,652	2,763	1,568	7,685	3,772	1,925	7,139	4,457	3,450
Back Bay - Beacon Hill	4,239	3,639	4,485	716	310	162	863	370	188	813	466	238
Fenway Kenmore	5,210	3,286	5,439	1,364	702	310	1,748	874	574	1,116	688	1,360
Allston Brighton	16,796	13,389	13,445	2,186	1,607	1,022	4,612	2,343	1,049	4,951	3,155	1,627
Remaining Central	1,308	1,081	3,358	386	144	74	462	185	114	259	148	225
Inner City Neighborhoods	29,709	20,310	18,838	9,167	5,701	2,867	9,354	5,398	3,351	6,489	3,803	4,611
South End	6,805	3,952	4,143	2,975	1,201	428	2,163	1,134	530	1,074	615	849
Washington Park - Model Cities	22,904	16,358	14,695	6,192	4,500	2,439	7,191	4,264	2,821	5,415	3,188	3,762
Inner Suburb	33,072	29,424	31,965	5,969	5,420	2,343	9,903	5,772	2,329	8,863	6,322	4,930
Jamaica Plain - Parker Hill	12,663	10,380	12,273	2,381	1,929	233	3,706	1,978	282	3,202	2,056	2,295
North Dorchester	8,523	7,664	8,122	1,647	1,416	837	2,639	1,512	902	2,280	1,761	1,015
Mattapan	11,886	11,380	11,570	1,941	2,075	1,273	3,558	2,282	1,145	3,381	2,505	1,620
Suburban Type	24,652	27,672	30,516	2,315	2,217	652	5,717	3,463	936	7,675	5,979	3,151
Roslindale	9,388	9,850	10,784	919	891	265	2,368	1,448	453	2,831	2,184	1,109
West Roxbury	7,312	8,695	9,994	518	523	183	1,362	924	269	2,190	1.577	927
Hyde Park	7,952	9,127	9,738	878	803	204	1,987	1,091	214	2,654	2,218	1,115
Neighborhood Totals	164,197	142,006	152,164	30,607	22,768	8,606	47,917	26,228	9,952	43,848	30,803	22,155
City Totals *	164,215	142,019	152,164	30,615	22,768	8,606	47,919	26,228	9,952	43,852	30,803	22,155

Table IV (Cont'd)

Neighborhoods, By Type	$10,000 - $14,999			$15,000 - $24,999			$25,000 and over			MEDIAN INCOME		
	1960	1970	1985	1960	1970	1985	1960	1970	1985	1960	1970	1985
Older Neighborhoods	7,554	11,648	19,778	3,490	5,981	13,704	723	844	2,036	$7,185	$ 9,083	$13,402
East Boston	1,420	2,648	4,825	602	1,155	2,836	119	101	141	6,656	8,620	12,854
Charlestown	617	808	1,278	289	478	1,484	62	107	377	6,660	8,827	14,305
South Boston	1,317	2,416	4,591	579	1,151	2,865	88	151	376	6,633	8,704	13,276
North End	346	638	1,045	112	198	860	4	31	243	5,993	8,240	13,886
South Dorchester	3,854	5,138	8,039	1,908	2,999	5,659	450	454	899	8,067	9,739	13,596
Young Singles, Young Marrieds & Elderly	4,614	5,093	8,007	2,345	3,686	8,078	1,119	1,624	3,699	$7,605	$ 9,801	$14,010
Back Bay - Beacon Hill	681	731	942	519	851	1,426	647	911	1,529	8,821	14,534	20,000
Fenway - Kenmore	634	646	1,980	240	280	1,003	108	96	212	6,096	7,232	11,200
Allston - Brighton	3,219	3,526	4,262	1,495	2,337	4,773	333	421	712	7,871	9,626	13,548
Remaining Central	80	190	823	91	218	876	31	196	1,246	5,746	11,671	20,058
Inner City Neighborhoods	3,193	3,778	5,219	1,308	1,440	2,313	198	190	477	$5,823	$ 6,475	$19,082
South End	411	646	1,060	165	295	903	17	61	373	4,542	6,122	11,247
Washington Park - Model Cities	2,782	3,132	4,159	1,143	1,145	1,410	181	129	104	6,215	6,582	8,664
Inner Suburb	5,300	7,144	12,709	2,501	3,903	8,320	536	863	1,334	$7,225	$ 8,670	$12,510
Jamaica Plain - Parker Hill	2,026	2,406	4,958	1,065	1,519	3,805	283	492	700	7,192	8,907	13,354
North Dorchester	1,332	1,921	3,354	562	921	1,738	63	133	276	6,976	8,513	11,948
Mattapan	1,942	2,817	4,397	874	1,463	2,777	190	238	358	7,333	8,573	11,986
Suburban Type	5,599	8,786	11,200	2,691	5,970	12,139	655	1,257	2,438	$8,678	$11,239	$14,695
Roslindale	2,063	3,083	4,400	985	1,883	4,046	222	361	511	8,348	10,539	14,050
West Roxbury	1,866	2,814	3,175	1,077	2,258	4,213	299	599	1,227	9,406	12,285	16,050
Hyde Park	1,670	2,889	3,625	629	1,829	3,880	134	297	700	8,124	10,693	14,600
Neighborhood Totals	26,260	36,449	56,913	12,335	20,980	44,554	3,231	4,778	9,984	$7,206	$ 9,133	$13,100
City Totals *	26,261	36,456	56,913	12,336	20,986	44,554	3,232	4,778	9,984	$7,206	$ 9,133	$13,100

Source: See Table I.

Table V

1985 TARGET PROJECTIONS FOR POPULATION AND HOUSING IN CITY OF BOSTON, BY TYPE OF NEIGHBORHOOD, 1970-1985

Neighborhoods, by Type	Total Population		Persons Per Dwelling Unit		Total Number of Dwelling Units		Dwelling Units 1970-85		
	1970	1985	1970	1985	1970	1985	Demolitions[1]	New Construction[2]	Net Change 1970-85
Older	**177,263**	**179,708**	**2.9**	**2.8**	**60,621**	**63,696**	**5,736**	**8,811**	**+3,075**
East Boston	38,873	39,000	2.8	2.7	13,709	14,444	1,545	2,280	+ 735
Charlestown	15,353	18,000	3.0	2.9	5,119	6,207	577	1,665	+1,088
South Boston	38,488	40,490	2.7	2.6	14,259	15,573	1,724	3,038	+1,314
North End	10,134	10,100	2.4	2.4	4,273	4,208	150	85	- 65
South Dorchester	74,415	72,118	3.2	3.1	23,261	23,264	1,740	1,743	+ 3
Young Singles, Young Marrieds & Elderly	**133,360**	**169,776**	**2.2**	**2.2**	**59,580**	**77,715**	**1,740**	**19,875**	**+18,136**
Back Bay-Beacon Hill	27,538	33,284	1.8	1.7	15,622	19,578	230	4,186	+ 3,956
Fenway-Kenmore	32,965	45,325	2.5	2.6	13,243	17,433	430	4,620	+ 4,190
Allston-Brighton	63,657	68,657	2.5	2.5	25,324	27,463	945	3,084	+ 2,139
Remaining Central	9,200	22,510	1.7	1.7	5,391	13,241	135	7,985	+ 7,850
Inner City	**93,775**	**89,516**	**2.6**	**2.6**	**35,677**	**35,000**	**5,104**	**4,427**	**- 677**
South End	22,680	25,000	2.1	2.1	10,719	11,959	1,760	3,000	+ 1,240
Washington Park-Model Cities	71,095	64,516	2.8	2.8	24,958	23,041	3,344	1,427	- 1,917
Inner Suburb	**125,881**	**133,500**	**3.0**	**2.9**	**42,509**	**45,552**	**4,530**	**7,573**	**+ 3,043**
Jamaica Plain-Parker Hill	47,767	54,000	2.8	2.7	17,093	20,000	1,125	4,032	+ 2,907
North Dorchester	32,665	34,000	3.1	3.0	10,466	11,333	1,185	2,052	+ 867
Mattapan	45,449	45,500	3.0	3.2	14,950	14,219	2,220	1,489	- 731
Outer Suburbs	**109,524**	**117,500**	**3.2**	**3.1**	**34,014**	**37,514**	**855**	**4,355**	**+ 3,500**
Roslindale	39,558	40,000	3.2	3.1	12,253	12,903	450	1,100	+ 650
West Roxbury	34,989	39,000	3.2	3.1	11,026	12,580	195	1,749	+ 1,554
Hyde Park	34,977	38,500	3.3	3.2	10,735	12,031	210	1,506	+ 1,296
City Totals	641,071*	690,000	2.8	2.7	232,401	259,477	17,965	45,041	+27,076

* City totals include crews of vessels and harbor islands - 1,268 persons.

Source: U.S. Bureau of the Census, Census of Population and Housing, First Count Summary Tape, 1970.
Boston Redevelopment Authority, Research Department, 6/1/74.

1 Demolitions include loss of units due to conversion of structures with many units to structures with fewer units (for example, rooming houses to apartments).

2 New Construction includes conversion of buildings previously used for non-residential purposes to residential purposes.

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The people of Boston and their Neighborhoods